

CERTIFICATE OF COMPATIBILITY

CHECKLIST

Village of Taos Ski Valley Planning Department

A pre-application conference is required with owner/developer and the attached checklist will be reviewed to assist with the application submittals and checklist requirements. The Planning Officer may require additional conditions of development as deemed necessary to further the objectives of the Comprehensive Plan, Zoning Regulations, and essential to protect the public safety and general welfare of the Village.

A Certificate of Compatibility shall be obtained and all requisite administrative review fees paid prior to submittal of an application for a Building Permit.

Required Submittals

General

- Project name and description or narrative. *A brief description of the main intent and components of the project and design;*
- Legal lot of record or property plat;
- Boundary survey by a NM licensed land surveyor;
- Topographic survey of lot with contour intervals not to exceed two (2) feet and includes ten (10) feet beyond property lines;
- Submit names and contacts for Architect, Engineer, and Geotechnical Professional.

Site Plan

- Show north arrow with site map to scale;
- Show all existing building footprints within 100 feet on all adjacent lots;
- Include all adjacent right of ways, proposed and existing easements;
- Show proposed building(s) footprint and building pads including decks and retaining walls;
- Indicate property setbacks;
- Locate all waterways, riparian areas, springs, wetlands, and drainage channels;
- Show finish floor elevations relative to existing and finish grades;
- Locate all proposed parking, driveway access, and grades;
- Indicate snow storage area(s) which includes one half the area of public roads adjacent to the property, driveways, roof shedding, and parking calculated at 25% of the total square feet.
- Show any geological hazards or avalanche areas on or adjacent to the property.

Construction Management Site Plan

- Delineate area of site disturbance (limits of excavation);
- Designate staging area for materials, equipment, and contractor parking;
- Show all property line and riparian/stream setbacks. (Note: site disturbance for construction and or parking is prohibited within setbacks).

Design Standards Compliance

- Indicate how the proposed development will adhere to the Design Standards enumerated in Section Nine (9) of the Village of TSV Zoning Ordinance;
- Provide building elevations from each cardinal direction.

Terrain Management and Landscape Plan

- Provide details as how the site will be landscaped or re-vegetated after construction describing the use of retaining walls, planting areas, and protection of significant trees to be preserved;
- Designate areas of sensitive and other existing vegetation to be preserved;
- Indicate revegetation complies with the Village Firewise Code;
- Submit a conceptual grading plan with cut and fill areas, (includes retaining walls) at one foot intervals and calculations for cuts and fills. The plan must show an excavation detention area on site or show a designated offsite storage area. Cuts and fills shall be kept to a minimum;
- Delineate all areas with slopes in excess of 25 percent;
- For developments with slopes in excess of 25%, a topographic model and/or large scale detailed partial model is required;
- Submit sufficient slope sections to clearly illustrate the extent of the proposed grading and shall include the following:
 1. Sections shall be drawn to scale and keyed or indexed to the existing topography, grading plan, and project site map. Both vertical and horizontal scales shall be indicated and not exaggerated.
 2. Sections shall extend at least 50 (fifty) feet outside the project site boundary to clearly show the impact on adjacent property.
 3. At a minimum, sections shall be drawn along those locations of the project site where:
 - a) The greatest alteration of existing topography is proposed; and
 - b) The most intensive or massive development is proposed; and
 - c) The site is most visible from surrounding land uses including the public right of way; and
 - d) At all site boundaries illustrating maximum and minimum conditions; and
 - e) Where grading will impact drainage conditions.
 4. At least two of the slope profiles shall be roughly parallel to each other and roughly perpendicular to existing contour lines. At least one other profile shall be roughly perpendicular to the first profiles. The profiles shall include any retaining walls either at the building footprint or those that retain any material used to construct the building site.

Storm Water Management Plan

- Address onsite and offsite flows to be conveyed including but not limited to detention/sedimentation ponds, culverts, landscaping, existing vegetation, waterways, springs, ditches, and snow storage areas.

Geologic or Soil Technical Report

- Submit a geological or soils technical report prepared by a registered geotechnical engineer.

Utilities

- Obtain a Will Serve Letter from the Public Works Director.